

**PLANNING COMMISSION OF MONTEREY PARK  
AGENDA**

**REGULAR TELECONFERENCE MEETING**

**TUESDAY  
November 09, 2021  
7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

**ASSEMBLY BILL NO. 361**

These meetings will be conducted pursuant to Government Code § 54953(e) as implemented by City Council Resolution.

Accordingly, Commissioners will be provided with a meeting login number and conference call number; they will not be physically present at City Hall Council Chambers.

Pursuant to the City Council resolution, the public may provide public comment utilizing the methods set forth below.

Note that City Hall is currently closed to the public. You will not be admitted to City Hall.

**GENERAL INFORMATION**

Documents related to an Agenda item are available to the public in the Department of Community and Economic Development located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at <http://www.montereypark.ca.gov/AgendaCenter>.

**PUBLIC PARTICIPATION**

In accordance with Government Code § 54953(e) and City Council resolution, remote public participation is allowed in the following ways:

**Via Email**

Public comment will be accepted up to 24 hours before the meeting via email to [ssizemore@montereypark.ca.gov](mailto:ssizemore@montereypark.ca.gov) and, when feasible, read into the record during public comment.

### Via Telephone

Public comment may be submitted via telephone during the meeting, before the close of public comment, by calling (888) 788-0099 or (877) 853-5247 and entering Zoom Meeting ID: **884 2276 4151** then press pound (#). When prompted to enter participation ID number press pound (#) again. If participants would like to make a public comment they will enter “\*9” then the Department of Community and Economic Development will be notified, and you will be in the rotation to make a public comment. Participants are encouraged to join the meeting 15 minutes before the start of the meeting. You may speak up to 5 minutes on Agenda item. Speakers will not be allowed to combine time. The Chair and Commission/Board Members may change the amount of time allowed for speakers. As part of the virtual meeting protocols, anonymous persons will not be allowed to provide public comment.

### Important Disclaimer

When a participant calls in to join the meeting, their name and/or phone number will be visible to all participants. Note that all public meetings will be recorded.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call the Department of Community and Economic Development at 626-307-1315 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

### **CALL TO ORDER**

Chairperson

### **FLAG SALUTE**

Chairperson

### **ROLL CALL**

Tammy Sam, Ricky Choi, Dr. Kevin K. Lo, Peter Fung

## **AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

PUBLIC COMMUNICATIONS (Related to Items NOT on the Agenda). While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

## **ORAL AND WRITTEN COMMUNICATIONS**

### **[1.] PRESENTATIONS**

### **[2.] CITY OF MONTEREY PARK- CONSENT CALENDAR - None**

### **[3.] PUBLIC HEARING**

#### **3-A. CONDITIONAL USE PERMIT (CU-21-06) TO ALLOW A THREE STORY SELF-STORAGE FACILITY IN THE O-P (OFFICE PROFESSIONAL NON-MCCASLIN BUSINESS PARK – 505 MONTEREY PASS ROAD**

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving the requested Conditional Use Permit (CUP-21-06), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

#### **CEQA (California Environmental Quality Act)**

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under S 15332 as a Class 32 categorical exemption (In-Fill Development Projects) in that the project consists of the construction and operation of a new three-story self-storage facility, 128,654 square feet in size. The proposed development will take place within City limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has not value as habitat for endangered, rare or threatened species as the site is fully developed with existing uses to be demolished as part of the project; furthermore, the construction of the proposed three-story self-storage facility will take place entirely upon the existing, developed lot. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the project is an in-fill project in an existing developed and urban area. Lastly, the site can be adequately served by all required utilities and public services.

#### **[4.] OLD BUSINESS – None**

#### **[5.] NEW BUSINESS**

#### **[6.] COMMISSION COMMUNICATIONS**

#### **ADJOURN**

Next regular scheduled meeting is on November 23, 2021.